

City of Reedsburg
Zoning Board of Appeals Minutes
July 21, 2020

Present: Adam Kaney, Walter Luepke, Pat Andera, Richard Braun, Darren Frye
Absent: Charlie Brumer and Richie Strutz
Others: Brian Duvalle, Christine Kellner and Larry Holloway

Chair Adam Kaney called the meeting to order at 12:00 PM.

Moved by Luepke, and seconded by Braun to approve the minutes from the May 26, 2020, meeting. Motion carried 5-0.

Consider zoning variance to re-build and enlarge a covered porch with a 14' front yard setback; 20' setback is the minimum per 690 Schedule 1. – 410 N Pine St, Parcel #0546-Christine Kellner.

Brian Duvalle indicated that since it is an enclosed porch, the requirement is a 20' setback. An open porch would not require the setback.

Christine Kellner, owner, discussed what they want to do with the existing enclosed porch. The porch is starting to pull away from the house. They would like to take down the existing and replace with a new enclosed porch that would come out from the house approximately 10'. They want to use the porch as a 3-season porch. They would like to keep it looking like a front porch with large windows and see-through door. They plan on insulating it so that they can use it in the winter. Luepke mentioned that they would be close to the sidewalk. Neighboring homes are similar to the distance the Kellner's want to go with and there are some neighbors that are even closer to the sidewalk than they would be. It would be 2-3' out further than where the existing porch is putting it about 10-11' from the sidewalk. They plan on having a combination heater/AC unit. There will be a 3'X8' landing and steps off the porch.

Moved by Andera, seconded by Braun to approve the variance as presented. Motion carried 5-0.

Consider zoning variance to add a 57' wide duplex driveway; 48' wide is the maximum per 690-65(A). – 924 Exhibit Circle, Parcel #24-8-13810 – Pace Farms.

The Pace's would like to make the driveway 7' wider to make it more accessible for their wheelchairs to get in and out of their lift vehicles. Both duplexes are handicap accessible, so widening the driveway would make it more accessible for both duplex occupants.

Moved by Luepke, seconded by Frye to approve the variance as presented. Motion carried 5-0.

Consider zoning interpretation for downspout drainage onto neighboring property. – 325 Clark St, Parcel #0065 – Also direct driveway drainage at 446 Clark St, Parcel #0094 – City of Reedsburg.

Brian Duvalle indicated that downspouts from the next door neighbor are right on the lot line. Easy rains will fan out but when there are downpours, it will start washing out, create erosion issues and create a mosquito breeding ground. There is no ordinance violation with the way the downspouts are right now. All downspouts on the neighboring house are facing Holloway's property. The water from the downspouts is also ponding in Holloway's yard. What needs to be decided is to leave it alone or have the neighbor redirect the downspouts.

Moved by Andera, seconded by Braun to have the neighbor redirect the water/downspouts so that it is not going directly into Holloway's yard. Motion carried 5-0.

Moved by Luepke, seconded by Andera to adjourn the meeting at 12:29 PM. Motion carried 5-0.

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer